



PARADISE COMMUNITY CLUB, INC.

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
May 1, 2022**

The meeting of the Paradise Community Club Board was called to order at 1:00 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC President, Bill Balcom presiding.

Board Members Attendance:

Bill Balcom (President)	Chuck Mitchell (Treasurer)	Brett Anderson (Secretary)
Calvin Porter	Joan Williams	Steve Olson

Staff Attendance:

Julie Edwards (Office Clerk)	Ben Pacatte (Water Manager)
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Guest Attendance: Rod Glyzinski, Cecile Roy, Kathy Balcom, Shirley Anderson, and Joyce Mitchell

OLD BUSINESS

With no necessary introductions, the Board reviewed the minutes of the March Board Meeting. After review, Joan Williams motioned that the minutes be accepted as written. The motion was seconded by Steve Olson and there were none opposed. Motion carried.

NEW BUSINESS

TREASURER’S REPORT

The Treasurer’s Report was read by Chuck Mitchell. The bank balances for the period ending 4/30/22 were stated as follows:

PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORT
PERIOD ENDING: April 30, 2022

Deposits for the month of Mar-Apr	+\$ 20,638.47
Expenses for the month of Mar-Apr	-\$ 26,528.77
Checking balance as of April 30, 2022	\$103,272.63

Savings Account Balances as of April 30, 2022

CDs	\$33,741.75
Savings	\$45,903.26
Total SAVINGS/CDs	\$79,645.01

Total Financial Assets **\$182,917.64**

Bill Balcom thanked Chuck for his report.

WATER SYSTEM REPORT – Ben Pacatte

1 – Bill Balcom with some marginal help from Mark Mazeski at DOH, updated the attendees regarding the status of the Bavarian Retreat consolidation feasibility study. Because the community was suffering an internet and land line outage, very little dialogue could take place with DOH. One concern that Mark Mazeski raised is that the assumed 50% loan reduction (sourced from EPA dollars) may be somewhat at risk – as the EPA appears to be restricting such grants to “Disadvantaged Communities”. It is not clear how much uncertainty this introduces and we lost our connection before the topic could benefit from further clarification. Bill Balcom therefore simply provided an overview of status. Bavarian Retreat is in the process of voting on whether or not to become adjoined to the Paradise Estates water system. After digesting a high-level summary document written by Bill Balcom, the audience asked a few questions but focused most of their attention on what benefit would be realized by PCC (given the significant amount of work the consolidation would require). With preliminary information pointing to an affirmative vote by BR, Brett will forward the summary to the PCC attorney for review and advice, and ask the questions about how we ensure our water bills get paid by someone not subject to our HOA plat rules. Once the PCC attorney, insurance company, software vendor, and possibly accountant are comfortable, the overview can be sent with a ballot to vote FOR or AGAINST the consolidation.

2 – Bill Balcom informed the audience that Northwest Water Systems, Inc. is now managing the BR water system. This is the same company that provided most of the legwork for the BR feasibility study.

3 - Ben Pacatte reported that our water system status remains GREEN for both Well House #2 and Well House #4 and that the systems were running quite well. He further reported that the recent readings showed no leaking meters for the first time in 15 years!

4 – Ben also reported that the double doors on WH#4 are showing signs of wear and he believes that they should be replaced, ideally with a new set of steel doors. Brett reported that, while the motion light over the well house doors works, it does not produce a great deal of light. Bill Balcom will secure a replacement fixture and likely another for the side of the well house – to aid in filling the diesel tank.

6 – When asked about the status of the truck window repair, Ben stated that the glass company is now waiting on a windshield in order to schedule the work.

OFFICE ISSUES – Julie Edwards/Chuck Mitchell/Brett Anderson

Accounts in Arrears

1 – Brett Anderson reported that accounts in arrears have grown to 32 lots, with 16 reflecting significant arrears (>\$300). Late fees have now been re-activated (after Covid-19 moratorium) and they were applied to accounts on 3/28. Brett will be turning over all accounts with >\$300 balance and 90-day aging to the attorney on 5/2.

2 – Annual Picnic/Work Party/Annual Meeting – Some details regarding these dates:

Work Party – June 11th – 9am – (Bill Balcom to send a list of items to target for completion)

Annual Meeting – June 12th – 10am-2pm Pot Luck Format – (Kathy Balcom, Joyce Mitchell and Shirley Anderson volunteered to coordinate for the food and drink)

Annual Picnic – August 20th – Noon to 4pm - (Joyce Mitchell volunteered to secure pricing and mock-up for a reusable banner – possibly two sided, so that it can be used for both the picnic and general membership meetings (Steve Olson's idea).

3 – The paper folder has been growing temperamental over time and the group discussed the idea of replacing it. After the discussion and review of replacement units, it was decided to keep looking for a “deal” on one but to live with the current machine if possible – in case billing is outsourced sometime in the future.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

1 - Steve Olson reported that there were no issues reported at the April meeting, other than the fuel theft mentioned in the March minutes. He reported that the generators were in good shape regarding oil and propane. The next meeting is scheduled for 10am on Saturday 6/25/22 in the PCC Community Center.

2 – Bill Balcom reported that the parcel the PCC office sits on had recently been segregated, effectively separating a .24 acre parcel that surrounds the fire station. This action was not approved by PCC and there was no notice that it was even occurring. After a discussion with the county Assessor, the PCC attorney is now looking into the source of the request and for an explanation as to how such a segregation can even occur without public's or even property owner's knowledge. Brett will reach out to the PCC attorney for an update.

FINANCE COMMITTEE – Calvin Porter

1 - Calvin reported that the last Finance Committee Meeting (4/20/22) found a financial discrepancy of 42 cents. The issue was assigned to the Treasurer and was subsequently resolved (human error) and corrected. The next Finance Committee Meeting is scheduled for 10am on 6/15/22 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

2 – Expenses to Consider – Bill Balcom

Bill presented the Board with a short list of items that he would like to see addressed. They are summarized, along with their status below:

- a-Fencing to block foot traffic near WH#4 – decision was to wait on this item.
- b-Razor wire coils for the top of WH#4 and water storage tank fenced areas. – approved up to \$4,000. Steve Olson to get bid clarified. (Chuck motion – Calvin 2nd)
- c-Lake Inlet dredging – approved once F&W permit has been approved – est. \$7-8K (unanimous w/o vote)
- d-Pressure Washer – approved, not to exceed \$1,000. Chuck motion – Joan 2nd
- e-WH4 Doors repair/replacement – Calvin to inspect.
- f- Message Board replacement (run over by car) – hold off as it is believed that the current board can be repaired – Calvin to attempt repairs.
- g-Lake shore erosion by benches – Approved to add to other excavation work – add Tow Log and backfill with concrete and soil. Brett motion – Chuck 2nd.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) – Julie Edwards/Chuck Mitchell

None that aren't already being worked on by PCC attorney.

2 – Property Issues (New) – Julie Edwards/Chuck Mitchell

Lots 225, 226 and 227 have received complaints due to piles of junk, unlicensed and non-running vehicles, appliances on porch. Brett will author a letter for review.

Lots 250 and 251 – plethora of unlicensed and/or non-running vehicles, RVs. Brett to author letter for review.

3 – Diversion Dam – The gate valve installation is now scheduled for 6/11/22 (work party day).

4 – Dog Issues – None reported.

5 – Burn Ban Status – There are no burn bans currently in effect.

GOOD OF THE ORDER

A member asked about ordering the sani-can for the summer at the lake. Joyce volunteered to contact Rose Gaines to place the order.

ADJOURNMENT

With no further issues reported, the meeting was adjourned at 3:42 PM (Motion Steve olson, Second Joan Williams). The next PCC Board Meeting is the **Annual Membership Meeting and is scheduled for June 12, 2022** at 10am, in the PCC office. The next REGULAR PCC Board Meeting is scheduled for September 11, 2022 at 1pm in the PCC office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date_____

Attest: Bill Balcom, President _____ Date_____